



## **Agenda**

SLDC Board Room, 2nd Floor  
JANUARY 31, 2024  
8:30 a.m.

In order to ensure all Commissioners and the public are able to join the meeting in person or connect via Zoom successfully, we recommend that you arrive in person or join via Zoom (for video) starting at **8:15 AM** to allow time to sign in and to troubleshoot any connection issues. The host will open the doors for seating and the phone lines to initiate the Zoom meeting at that time. Should you have a problem accessing the meeting in person or Zoom, please call 314-657-3749 for assistance.

The public will be able to access the meeting in two ways:

### ***In Person:***

1520 Market, Suite 2000  
Boardroom, Rm 278

### ***Via Zoom:***

Please click the link below to join the webinar: <https://us02web.zoom.us/j/87320459047>

### ***Or One-tap mobile:***

US: +19292056099,87320459047# or +13017158592,87320459047#

### ***Or Telephone:***

Dial (for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 873 2045 9047

International numbers available: <https://us02web.zoom.us/j/87320459047>

People wishing to speak on items on the agenda who join in person or zoom, should write/type in their name and/or business, the item they wish to discuss, and if on zoom, the phone number they will be using to call into the zoom session. When the Commission takes comments from the public each person will be called on to speak one at a time by name, and the moderator will open access to speak.

Zoom may be accessed at [www.zoom.us](http://www.zoom.us) and instructions on its use are available to

<https://support.zoom.us/hc/en-us>

People who need accommodations relating to accessibility should contact Myisa Whitlock at [whitlockm@stlouis-mo.gov](mailto:whitlockm@stlouis-mo.gov) or by phone at 314-657-3749 or 314-589-6000 (TTY). Prior notice of two business days is recommended for accommodation requests.

The Official Agenda was posted on the bulletin board on the first-floor lobby of 1520 Market St. on or before **January 29, 2024, 4:00 PM** and items may be withdrawn or modified during the Public Meeting at the discretion of the Commissioners.



## **Agenda**

Land Reutilization Authority Board of Commissioners  
SLDC Board Room, 2nd Floor  
January 31, 2024  
8:30 a.m.

---

***Note: If you would like to speak at the meeting, please arrive in person or log into Zoom by 8:15 a.m. to allow time to sign in and be placed on the list of speakers.***

1. Call To Order
2. Minutes – **December 13, 2023**
3. Report of Commissioners
4. Action of Offers to Purchase
  - a. New Construction Sales **(1-2)**
  - b. As-Is Rehab Sales **(3-17)**
  - c. Development Sales **(18-19)**
  - d. General Lot Purchase Sales **(20-23)**
  - e. Side Lot Sales Policy **(24-26)**
  - f. Option Renewal (Modification) **(27-29)**
  - g. Prop NS **(0)**
  - h. Donations **(30-31)**
  - i. Miscellaneous **(32-33)**
  - j. Deferral **(34-49)**
5. Director's Report
6. Roll Call Vote May Be Held In Open Session To Hold A Closed Meeting Pursuant To The Following:
  - a. Proceedings involving legal actions, causes of actions or litigation or confidential or privileged communications with attorneys or auditors as provided by Section 610.021 (1) RSMo. and/or Section 610.021(17) RSMo.
  - b. Proceedings to discuss matters involving leasing, purchase or sale of real estate as provided by Section 610.021(2) RSMo.
  - c. Proceedings regarding sealed bids and proposals and related documents or documents related to a negotiated contract as provided by Section 610.021(12) RSMo.
7. **THE NEXT COMMISSION MEETING IS SCHEDULED FOR FEBRUARY 28, 2024**
8. Adjournment

# OFFERS TO PURCHASE LRA PROPERTY—JANUARY 31, 2024 – PUBLIC – FINAL

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
--------------------------------------	-------------------------	--------	-----------------	----------------------

## OFFERS TO PURCHASE

*Offers to Purchase* are parcels owned by LRA that consist of unoccupied ground or physical structures (single family residences, side lots, 2FF, 4FF, etc.). The offerors have submitted offers to purchase with the intention of rehabbing properties as residential or commercial projects, an extension of their yard space, community gardens or greenspaces to enhance and beautify the community.

### A. NEW CONSTRUCTION

*New Construction Program* are for Class A lots, a minimum of 4,000 square feet in total land with no more than 3 contiguous lots per offer.

- 5711 Maple Ave.** 4865-00-03800 TS-2015 \$5,000.00 \$7,500.00  
Ideal Enterprise Investments, LLC 50' x 147'  
c/o Ambra Simmons 7,393 sq. ft.  
48- West End **Vacant Lot**  
**Ward - 10**
- Exhibit "A"** 17,907 sq. ft \$3,500.00 \$6,720.00  
Anniece Norman & **Vacant Lots**  
Larry L. Hill, Sr.  
65- Hyde Park  
**Ward – 14**

ParcelID	Address	Usage	Source	Front	Side	LotSF
11839070000	3336 Blair Ave.	Vacant Lot	TS-1995	29	120	2617
11839050000	3332 Blair Ave.	Vacant Lot	DON-1994	42	67	2820
11839045000	3328 Blair Ave.	Vacant Lot	DON-1994	39	67	2621
11839060000	1424 Angelrodt St.	Vacant Lot	TS-1996	27	120	3283
11839065000	1422 Angelrodt St.	Vacant Lot	TS-2002	26	120	3128
11839070000	1418 Angelrodt St.	Vacant Lot	TS-1995	29	120	3438
				192	614	17,907

**OFFERS TO PURCHASE LRA PROPERTY—JANUARY 31, 2024 – PUBLIC – FINAL**

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
--------------------------------------	-------------------------	--------	-----------------	----------------------

**B. AS-IS REHAB PROGRAM**

*As-Is Rehab Program* are Class A residential buildings, up to 6 units. No more than 1 building with no more than 2 contiguous lots or 1 commercial building.

- |    |   |   |         |            |            |
|----|---|---|---------|------------|------------|
| 3. | <b>3340 Clara Avenue</b><br>Sharonda Wilkins<br>50- Wells Goodfellow<br><b>Ward 13</b>            | 5932-00-03700<br>43.81' x 121.68'<br>2 Sty, 4 Unit Brk<br>6,301 sq. ft. | TS-2016 | \$1,500.00 | \$2,000.00 |
| 4. | <b>4817 Bessie Avenue</b><br>Wisdom I. Ekpelu<br>69-Penrose<br><b>Ward 12</b>                     | 4390-31-03000<br>27' x 119'<br>1 Sty, 1 U Brk<br>3,361 sq. ft.          | TS-2016 | \$500.00   | \$500.00   |
| 5. | <b>4860 Wabada</b><br>WCAL Investments<br>c/o David Walker<br>55- Kingsway East<br><b>Ward 12</b> | 4487-90-05000<br>32' x 110'<br>1 Sty, Single Fam<br>3,571 sq. ft.       | TS-2023 | \$500.00   | \$500.00   |
| 6. | <b>Exhibit "A"</b><br>Walter Gipson<br>69- Penrose<br><b>Ward 11</b>                              | 8,040 sq. ft.   |         | \$1,500.00 | \$1,500.00 |

ParcelID	Address	Usage	Source	Front	Side	LotSF
*(SC)44130007700	4491 Lee Ave.	1 Sty, 1 U Brk	TS-2019	25	101	2,595
*(SC)44130006300	4463 Lee St.	1 Sty, 1 U Brk	TS-2012	27	101	2,781
44161703800	4423 Penrose St.	1.5 Sty, 1 U Frm	TS-2016	25	107	2,664
				75	321	8,040

- |    |   |   |         |            |            |
|----|---|---|---------|------------|------------|
| 7. | <b>1041 Gimblin</b><br>Sarah Lockett<br>c/o Cola Capital Group<br>d/b/a of Circle of Light Assoc.<br>74-Baden<br><b>Ward 13</b> | 4248-06-02150<br>40' x 132'<br>2 Sty, 2 Unit Brk<br>5,306 sq. ft. | TS-2008 | \$2,000.00 | \$1,000.00 |
|----|---|---|---------|------------|------------|

**OFFERS TO PURCHASE LRA PROPERTY—JANUARY 31, 2024 – PUBLIC – FINAL**

	<b>Property Address/ Offeror(s)/Ward</b>	<b>Parcel No./ Lot Size</b>	<b>Source</b>	<b>Offer Amount</b>	<b>Estimate of Value</b>
8.	<b>3614 Cora Ave.</b> 56- The Greater Ville <b>Ward 12</b>	4449-02-02110 48' x 98' 2 Sty, 2 U Brk 4,729 sq. ft.	TS-2016	\$1,000.00	\$1,000.00
	<b>5963 Romaine Pl.</b> Derek A. Shaeffer 78- Hamilton Heights <b>Ward 13</b>	3835-05-05000 28' x 103' 2 Sty, 2 Unit Brk 2,909 sq. ft.	TS-2014	\$500.00	\$1,000.00
9.	<b>5350 Claxton</b> 71-Mark Twain <b>Ward 13</b>	5083-00-01700 30' x 125' 1.5 Sty, 1 U Frm 3,739 sq. ft.	TS-2015	\$500.00	\$500.00
	<b>5020 Thrush</b> Jermaine C. Williams 72- Walnut Park East <b>Ward 13</b>	3835-05-05000 30' x 125' 1.5 Sty, 1 U Frm 3,784 sq. ft.	TS-2017	\$500.00	\$500.00
10.	<b>4035 Lee Ave.</b> Bob J. Young 68-O'Fallon <b>Ward 11</b>	3576-00-03000 50' x 108.58' 5,456 sq. ft. 1 Sty, 1 Unit Frm	TS-2015	\$1,000.00	\$ 500.00
11.	<b>5319 Claxton Ave.</b> Bob J. Young 71- Mark Twain <b>Ward 13</b>	5329-00-05000 30' x 125' 3,751 sq. ft. 1.5 Sty, 1 Unit Frm	TS-2016	\$1,000.00	\$ 500.00
12.	<b>5234 Wells Ave.</b> A Heart Full of Love In Home Health Care c/o Lisa Gregory 51-Academy <b>Ward 10</b>	3794-00-00100 60'/83' x 206' 2 Sty Brk school building 16,557 sq. ft.	TS-2014	\$5,000.00	\$ 10,000.00 <i>Appraised</i>
13.	<b>1365 Shawmut Pl.</b> 78- Hamilton Heights <b>Ward 13</b>	3817-09-02700 37' x 117' 2-Sty 4 Family 3,664 sq. ft.	TS-2023	\$4,000.00	\$2,000.00
	<b>5480 Claxton Ave.</b> Andrea C. Davis-Wilson 71- Mark Twain <b>Ward 13</b>	5082-00-02500 30' x 125' 1 Sty Brk Bldg 975 sq. ft	TS-2017	\$2,000.00	\$500.00

**OFFERS TO PURCHASE LRA PROPERTY—JANUARY 31, 2024 – PUBLIC – FINAL**

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
--------------------------------------	-------------------------	--------	-----------------	----------------------

14. **5245 Ashland Ave.**  
Darris L. Latimore  
52- Kingway West  
**Ward 12**  
5951-00-02600  
43' x 125'  
2 Sty, 4 U Brk  
3,400 sq. ft.  
TS-2013  
\$1,500.00  
\$2,000.00
15. **4507 Alice**  
Aundray S. Henley  
68- O'Fallon  
**Ward 11**  
3547-00-04700  
45' x 142'  
2 Sty, 4 U Brk  
3,888 sq. ft.  
TS-2014  
\$1,000.00  
\$ 2,000.00
16. **5710 W. Florissant**  
72-Walnut Park East  
**Ward 12**  
5133-00-01700  
50' x 140'  
2 Sty, 2 U Brk  
2,196 sq. ft.  
TS-2013  
\$1,000.00  
\$ 1,000.00
- 5708 W. Florissant**  
Darryl Smallwood  
72- Walnut Park East  
**Ward 13**  
5133-00-01900  
25' x 140'  
Vacant Lot  
3,650 sq. ft.  
TS-2011  
\$100.00  
\$986.00
17. **Exhibit "A"**  
Bermuda Investments, LLC  
c/o Samuel H. Jones III  
56-The Greater Ville  
**Ward 12**  
19,864 sq. ft.  
\$2,500.00  
\$4,530.00

ParcelID	Address	Usage	Source	Front	Side	LotSF
36480002100	4025 Labadie Ave.	2 Sty, 2 Unit Brk	TS-2015	27	165	4471
36480002800	4045 Labadie Ave.	2 Sty, 1 Unit Brk	TS-2012	25	165	4134
36480002900	4047 Labadie Ave.	2 Sty, 2 Unit Brk	TS-2011	25	165	4133
36500003100	4039 Maffitt Ave.	2 Sty, 2 Unit Brk	TS-2015	25	142	3,576
36500003200	4041 Maffitt Ave.	Vacant Lot	TS-2004	25	142	3,550
				127	779	19,864

**OFFERS TO PURCHASE LRA PROPERTY—JANUARY 31, 2024 – PUBLIC – FINAL**

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
--------------------------------------	-------------------------	--------	-----------------	----------------------

**C. DEVELOPMENT**

*Development Program* are offers for parcels owned by LRA that consist of physical structures (single family residences, side lots, 2FF, 4FF, etc.) for the rehab and/or construction of any combination of the following:

- Rehab and/or construction of mixed -use buildings
- Rehab and/or construction of multiple residential buildings
- Rehab of residential buildings with more than 6 units
- And/or commercial projects

18.	<b>5306 Virginia Ave.</b>  <b>5401 Virginia Ave.</b> Virginia Plaza, LP c/o Becky Reinhart 1- Carondelet <b>Ward 3</b>	2822-00-00060 125' x 124 Vacant Lot (former service station) 14,556 sq. ft.	TS-2011	\$10,000.00	\$16,594.00
		3835-05-05000 37' x 95' x 107' 2 Sty Brk Mixed Use 3,756 sq. ft.	TS-2014	\$5,000.00	\$1,000.00
19.	<b>Exhibit "A"</b> Terex Music Group, LLC c/o Terrace Robinson 51—Academy <b>Ward 10</b> 56- The Greater Ville <b>Ward 12</b> 59- JeffVanderLou <b>Ward 11</b>	49,749 sq. ft.		\$2,700.00	\$6,000.00

ParcelID	Address	Usage	Source	Front	Side	LotSF
3644-01-00500	3956 Maffitt Ave.	2.5 Sty, 1 U Brk	TS-2002	30	107	3234
3644-01-00400	3958 Maffit Ave.	2.5 Sty, 1 U Brk	TS-2011	30	107	3225
3645-00-03600	3961 Maffitt Ave.	2 Sty, 1 U Brk	TS-2021	31	142	4452
3644-01-00200	3964 Maffit Ave.	2 Sty, 1 U Brk	TS-2009	30	107	3225
4467-04-05600	3019 Rolla Pl.	2 Sty, 1 U Brk	TS-2012	30	110	3296
5215-00-02300	3500 N. Grand Blvd.	3 Sty Brk Mxd Use	TS-2020	80	66	5325
5149-00-00500	5172 Page Blvd.	2 Sty, 4 U Brk	TS-2015	56	137	7836
5153-00-02700	5019 Maple Ave.	2 Sty, 1 U Brk	TS-2014	30	137.19	4121
5153-00-02900	5025 Maple Ave.	2 Sty, 1 U Brk	TS-2013	30	137	4124
				347	1050.19	49,749

# OFFERS TO PURCHASE LRA PROPERTY—JANUARY 31, 2024 – PUBLIC – FINAL

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
--------------------------------------	-------------------------	--------	-----------------	----------------------

## D. GENERAL LOT PURCHASE PROGRAM

*General Lot Purchase Program* provides guidelines for the sales of LRA Lots (Class A) for any purpose other than new construction, building rehab or development.

20.	<b>3800 Cote Brillante</b>	3635-00-00300 250' x 123' 31,212 sq. ft. <b>Vacant Lot</b>	TS- 2002	\$7,000.00	\$9,364.00
	<b>3801 Aldine Ave.</b> Morales Properties, LLC c/o Ricardo Morales 59-JeffVanderLou <b>Ward – 11</b>	3635-00-00400 250' x 116' 29,186 sq. ft. <b>Vacant Lot</b>	TS-2002	\$7,000.00	\$8,756.00
21.	<b>3734 Maffitt Ave.</b>	2384-00-00400 25'x 140' 3,520 sq. ft. <b>Vacant Lot</b>	TS- 2010	\$250.00	\$1,056.00
	<b>3736 Maffitt Ave.</b> Amanda Thompson 59-JeffVanderLou <b>Ward – 11</b>	2384-00-00300 25' x 140' 3,520 sq. ft. <b>Vacant Lot</b>	TS-2012	\$250.00	\$1,056.00
22.	<b>5948 Lucille Ave.</b> Sheila Marie Phillips 76-Walnut Park West <b>Ward 13</b>	5357-00-00250 25' x 125' 3,125 sq. ft. <b>Vacant Lot</b>	TS-1993	\$500.00	\$1,281.00
23.	<b>Exhibit “A”</b> Anthony K. Twitty 54- Lewis Place <b>Ward 10</b>	13,005 sq. ft. <b>Vacant Lots</b>		\$2,500.00	\$7,803.00

ParcelID	Address	Usage	Source	Front	Side	LotSF
37740302000	4544 Evans Ave.	Vacant Lot	TS-1993	35	153	5355
37740302100	4542 Evans Ave.	Vacant Lot	TS-1985	25	153	3825
37740302200	4540 Evans Ave.	Vacant Lot	TS-2000	25	153	3825
				85	459	13,005



OFFERS TO PURCHASE LRA PROPERTY—JANUARY 31, 2024 – PUBLIC – FINAL

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
--------------------------------------	-------------------------	--------	-----------------	----------------------

**E. SIDE LOT PROGRAM**

*Side Lot Program* are parcels owned by LRA that consist of unoccupied ground that are too small to support new construction. These non-buildable lots are parcels that are less than **4,000 square ft.** and cannot be contiguous to another LRA parcel. These lots are made available and affordable to adjacent property owners to be used as a side lot and expand personal property.

24.	<b>5869 Lotus Ave.</b> Eddie Richardson, Jr. & Ruth E. Guy 50- Wells Goodfellow <b>Ward 13</b>	4993-00-05500 30' x 118.6' 3,537 sq. ft. <b>Vacant Lot</b>	TS-2015	\$100.00	\$100.00
25.	<b>4228 Desoto Ave.</b> Karen N. Hampton- Ragland 67- Fairground <b>Ward 11</b>	3354-00-01100 25' x 120' 3,010 sq. ft. <b>Vacant Lot</b>	TS-2015	\$100.00	\$100.00
26.	<b>4136 Enright Ave.</b> Sharon E. Patterson 58- Vandeventer <b>Ward 09</b>	4874-00-01900 25' x 150 3,748 sq. ft. <b>Vacant Lot</b>	TS-2013	\$100.00	\$100.00

OFFERS TO PURCHASE LRA PROPERTY—JANUARY 31, 2024 – PUBLIC – FINAL

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
--------------------------------------	-------------------------	--------	-----------------	----------------------

**F. OPTION RENEWAL**

*Option Renewals* are offerors request for additional time to complete projects due to the construction delays, funding, etc. on options that are near expiration. Offerors must display proof of consistent progress to receive renewals of options and extensions of time.

27.	<b>4327 Enright Ave.</b> <b>4329 Enright Ave.</b> Brenda J. Evans 58- Vandeventer <b>Ward 12</b>	4571-00-03600 4571-00-03700 Vac. Lots <b>Option Renewal</b>	TS – 2013 TS - 2018	\$3,200.00	\$3,125.00
28.	<b>4343 Enright Ave.</b> Shirley Kim Watt 58—Vandeventer <b>Ward 12</b>	4571-00-04000 50 ‘x 195’ <b>Option Renewal</b>	TS – 2015	\$3,125.00	\$3,125.00
29.	<b>5143 Raymond Ave.</b> New Destiny Properties, LLC c/o James Brooks 51– Academy <b>Ward 10</b>	5147-00-02900 12,804 sq. ft. 100’ x 127’ <b>Vacant Ground</b>	TS –2013	\$6,250.00	\$6,250.00

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
--------------------------------------	-------------------------	--------	-----------------	----------------------

## G. PROP NS STABILIZED BUILDINGS

*The Prop NS Program is a strategic initiative with a goal of stabilizing vacant residential buildings owned by the City of St. Louis Land Reutilization Authority (LRA) which offers them from sale. The program was established by a community-initiated and voter-approved ordinance to create a dedicated source of funding to make it possible for LRA to improve properties within the City's landbank of vacant buildings. This investment is intended to increase the likelihood that these properties will be purchased by private parties who will then finish their rehab and transform current deteriorating buildings into decent housing for their communities.*

**NO OFFERS FOR CONSIDERATION**

**OFFERS TO PURCHASE LRA PROPERTY—JANUARY 31, 2024 – PUBLIC – FINAL**

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
--------------------------------------	-------------------------	--------	-----------------	----------------------

**G. DONATIONS**

***Donations** are parcels which consist of unoccupied ground or structures owned by constituents who desire to donate due to no longer wanting the property or they are incapable of maintaining the upkeep. The donation is entered the LRA inventory and sold using the LRA process.*

30. **870 Harlan Ave.** 5399-00-02300  
Stacey Owiti 50' x 127'  
74- Baden 1 Sty, Frame Single Family  
**Ward 13**
31. **5556 Riverview Blvd.** 5137-00-00700  
Stacey Owiti 26' x 138'  
72- Walnut Park East 1 Sty, Frame Single Family  
**Ward 13**

# OFFERS TO PURCHASE LRA PROPERTY—JANUARY 31, 2024 – PUBLIC – FINAL

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
--------------------------------------	-------------------------	--------	-----------------	----------------------

## H. MISCELLANEOUS

*Miscellaneous items are requested changes from the original approved Board decision. These may include a change of end use, name change, etc. The request must go before the Board for consideration.*

32. **Exhibit “A”** 33,423 sq. ft. \$43,410.00 \$43,410.00  
 Lutheran Development Grp. Inc, **Vacant Lots**  
 c/o Christopher Shearman  
 1 – Carondelet  
 16- Dutchtown  
 17-Mount Pleasant  
**Ward 3**

ParcelID	Address	Usage	Source	Front	Side	LotSF
262690700000	4120 Nebraska Ave.	Vacant Lot	TS-2016	50	123	6,225
26310000900	4116 Virginia	Vacant Lot	TS-2013	29	125	3,678
26960000700	4418 Louisiana	Vacant Lot	TS-2015	30	142	4,397
28000300100	5120 Wicklow	Vacant Lot	TS-2003	50	127	6,375
28360001000	5410 Michigan	Vacant Lot	TS-2018	30	140	4,298
28440000100	5403 Louisiana	Vacant Lot	TS-1995	30	142	4,275
29580002100	6321 Alaska Ave.	Vacant Lot	TS-2002	30	135	4,175
				249	934	33,423

33. **2436-2448 S. 1<sup>st</sup> St.** 0872-00-00200 TS-2013 \$500.00 \$40,000.00 *Appraised*  
 Novus Advanced Manuf  
 c/o Terry Tatum  
 20-Kosciusko  
**Ward 8**

**OFFERS TO PURCHASE LRA PROPERTY—JANUARY 31, 2024 – PUBLIC – FINAL**

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
--------------------------------------	-------------------------	--------	-----------------	----------------------

**I. DEFERRAL**

34. **3712 Eiler Street** 5476-00-01300 TS-2011 \$6,001.00 \$13,500.00  
Derinica M. Cole  
3- Holly Hills  
**Ward -01** **Vacant Lot**
35. **1600-08 Hodiament** 4999-00-05300 TS-2001 \$1,500.00 \$3,404.00  
SaCaura Jones  
50- Wells Goodfellow  
**Ward – 13** **Vacant Lot**
36. **917 Canaan Ave.** 5277-00-05100 TS- 1997 \$950.00 \$3,049.00  
Takisha S. Wright  
74- Baden  
**Ward – 13** **Vacant Lot**
37. **5041 Genevieve Ave.** 5322-93-00000 TS-2016 \$1,000.00 \$1,000.00  
Sean Buckley  
72- Walnut Park East  
**Ward 13**
38. **Exhibit “A”**  
Shaw Holding Group, LLC 17,546 sq. ft. \$24,000.00 \$38,998.00  
c/o Orlando Askins  
30- Benton Park West  
25- Tower Grove East  
**Ward – 7**

ParcelID	Address	Usage	Source	Ward	Front	Side	LotSF	Offer
14759010000	3190 Nebraska Ave.	Vac. Lot	TS-2009	7	27	125	3,454	4,000.00
15169010000	3244 Iowa Ave.	Vac. Lot	TS-2003	7	24	125	2,951	4,000.00
15169220000	3223 Ohio Ave.	Vac. Lot	TS-2001	7	25	125	3,113	3,000.00
15179280000	3225 Texas Ave.	Vac. Lot	TS-2004	7	40	124	4,928	5,000.00
14549260000	2915 Minnesota Ave.	Vac. Lot	TS-2001	7	25	125	3,100	3,000.00
					141	624	17,546	19,000.00

39. **949 Canaan** 5277-00-06000 TS-2019 \$1,000.00 \$500.00  
Melvin Carr 2<sup>nd</sup>  
74- Baden  
**Ward 13** 60' x 127'  
1 Sty, 1 Unit Brk  
7,630 sq. ft.

**OFFERS TO PURCHASE LRA PROPERTY—JANUARY 31, 2024 – PUBLIC – FINAL**

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
--------------------------------------	-------------------------	--------	-----------------	----------------------

40. **Exhibit “A”**  
Demetrius Jones  
56-The Greater Ville  
**Ward 12**
- 41,803 sq. ft.  
**Vacant Lots**
- \$20,000.00      \$12,759.00

ParcelID	Address	Usage	Source	Front	Side	LotSF
37220001200	4505 Dr. MLK	Vacant Lot	DON-2009	65	124	8,105
37220001300	4511 Dr. MLK	Vacant Lot	DON-2009	50	124	6,191
3722001400	4517 Dr. MLK	Vacant Lot	TS-1995	222	124	27,507
						41,803

41. **Exhibit “A”**  
Alva D. Bost  
56-The Greater Ville  
**Ward 12**
- 61,081 sq. ft.  
**Vacant Lots**  
1 Sty. 1 U Brk
- \$9,505.00      \$17,749.00

ParcelID	Address	Usage	Source	Front	Side	LotSF
36540002500	4001 N. Market	Vacant Lot	TS-1974	69	120	8340
36540002600	4009 N. Market	1 Sty, 1 U B	TS-2016	29	120	3585
36540002700	4011 N. Market	Vacant Lot	TS-1994	25	120	3011
36540002800	4013 N. Market	Vacant Lot	TS-2000	25	120	3011
36540002900	4015 N. Market	Vacant Lot	TS-1999	25	120	3011
36540003000	4019 N. Market	Vacant Lot	TS-2000	25	120	3011
36540003100	4023 N. Market	Vacant Lot	TS-1981	50	120	6023
36540003200	4027 N. Market	Vacant Lot	TS-2001	25	120	3011
36540003300	4029 N. Market	Vacant Lot	TS-2013	25	120	3011
36549340000	4031 N. Market	Vacant Lot	TS-2011	25	120	3011
36540003600	4039 N. Market	Vacant Lot	TS-2006	50	120	6023
36540003700	4041 N. Market	Vacant Lot	TS-2006	25	120	3011
36540003800	4043 N. Market	Vacant Lot	TS-1976	25	120	3011
36540003900	4045 N. Market	Vacant Lot	TS-1997	25	120	3017
3654000400	4047 N. Market	Vacant Lot	TS-1986	25	120	3006
36540004100	4049 N. Market	Vacant Lot	TS-1991	16	120	2000
36549420000	4051 N. Market	Vacant Lot	TS-1996	16	120	1988
				505	2,040	61,081

**OFFERS TO PURCHASE LRA PROPERTY—JANUARY 31, 2024 – PUBLIC – FINAL**

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
--------------------------------------	-------------------------	--------	-----------------	----------------------

42. **5529 Palm St.** 5930-00-01650 DON- 2008 \$750.00 \$2,001.00  
55.50' x 120'  
6,669 sq. ft.  
**Vacant Lot**
- 5537 Palm St.** 5930-00-01850 DON-2008 \$750.00 \$1,247.00  
Live Free Cautiously  
c/o Shaun Riley  
50- Wells Goodfellow  
**Ward – 13** 34.5' x 120'  
4,157 sq. ft.  
**Vacant Lot**
43. **3414-3416 N. 14<sup>th</sup> Street** 1193-00-00500 TS-2008 \$2,000.00 \$4,000.00  
Donta' J. Barbee  
65- Hyde Park  
**Ward 14** 41' x 121'  
3 Sty, 4 Unit Brk  
4,967 sq. ft.
44. 2834 N. Grand 5211-00-02907 TS-2002 \$5,000.00 \$4,388.00  
St. Louis Kettle Corn  
c/o Sandi Daniels  
59-Jeff Vanderlou - 315  
**Ward- 11** 130' x 37.5'  
Vac. Lot  
**Lease**
45. **Exhibit "A"** 15,760 sq. ft. \$3,000.00 \$10,934.00  
B.T.D. Equity Management LLC 2 2 Sty, 2 Unit Bldg.  
& CAE Contracting  
& Sheila Johnson/Cory Elliot  
53- Fountain Park  
**Ward – 10**

ParcelID	Address	Usage	Source	Front	Side	LotSF
37680401800	1239 Aubert	Vacant Lot	TS-2002	100	135	13,552
37680302700	4919 Maple Ave.	2 Sty, 2 Unit	TS-2018	45	215	9,935
37680401600	1253 Aubert Ave.	Vacant Lot	TS-2019	24	135	3340
37680401500	1257 Aubert Ave.	Vacant Lot	TS-2018	27	80	2208
				251	475	29,035

46. **5321 Wells Ave.** 3797-00-02800 TS-2014 \$2,700.00 \$4,000.00  
Jason E. Ferguson  
78-Hamilton Heights  
**Ward 13** 50' x 229'  
11,458 sq. ft.  
2 Sty, 4 Unit Brk
47. **619 Walsh** 2806-00-02900 TS-2022 \$3,000.00 \$2,000.00  
Alexandra K. Borns  
16- Dutchtown  
**Ward 3** 25' x 119'  
2 Sty, 2 Unit Brk  
2,991 sq. ft.



**OFFERS TO PURCHASE LRA PROPERTY—JANUARY 31, 2024 – PUBLIC – FINAL**

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
--------------------------------------	-------------------------	--------	-----------------	----------------------

48. **Exhibit “A”**  
West End, LLC  
c/o Tim J. Dolan  
48- West End  
**Ward – 10**
- 21,383 sq. ft.  
**Vacant Lots**
- \$10,000.00      \$25,232.00

ParcelID	Address	Usage	Source	Front	Side	LotSF
38631800300	5742 Vernon Ave.	Vacant Lot	TS-1978	40	133	5,346
38631800400	5738 Vernon Ave.	Vacant Lot	TS-1975	40	133	5,345
38631800500	5734 Vernon Ave.	Vacant Lot	TS-1981	40	133	5,346
38631800600	5730 Vernon Ave.	Vacant Lot	TS-1976	40	133	5,346
				160	532	21,383

49. **3900 Kennerly**  
3644-02-01200  
25' x 100'  
2,489 sq. ft.  
**Vacant Lot**
- TS- 2014      \$500.00      \$747.00
- 3902 Kennerly**  
Daniel Z. Carroll  
56- The Greater Ville  
**Ward – 12**
- 3644-02-01100  
25' x 100'  
2,489 sq. ft.  
**Vacant Lot**
- TS-2014      \$500.00      \$747.00